

A C O M M U N I T Y B Y N A T U R E



NEWHALL RANCH™

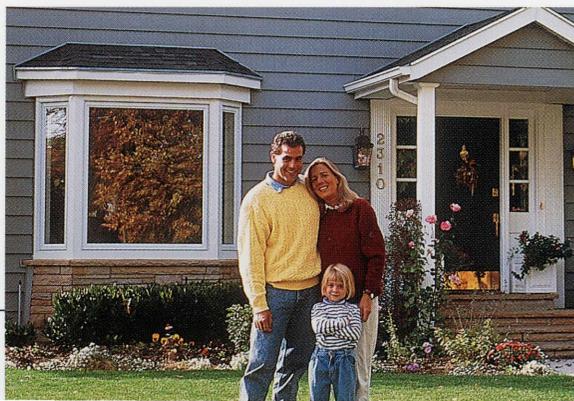


# WELCOME TO NEWHALL RANCH

More than 100 years ago, people came West in search of a new life, and many who came to Southern California found what they were looking for. They surrounded themselves with the natural beauty of the landscape and carved out lives that centered around family and the outdoors. In this spirit, a new community – a place called Newhall Ranch – is now being created north of Los Angeles.

With nearly half of its spectac-

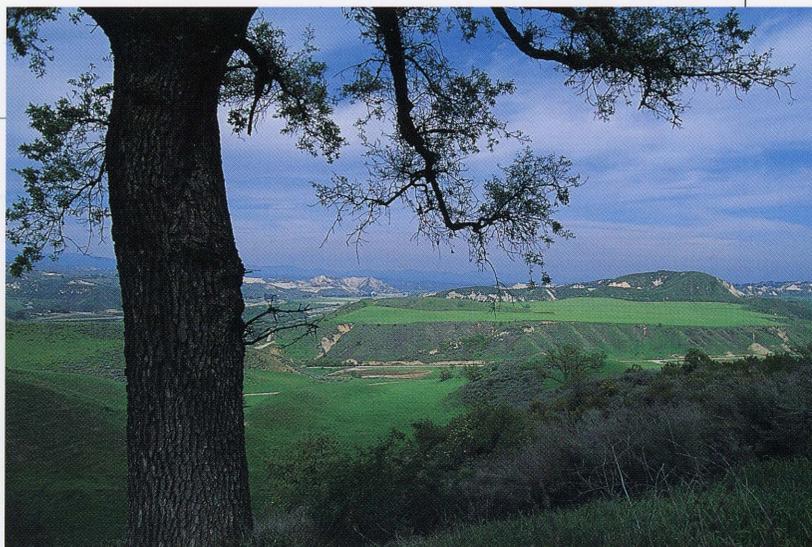
ular 19-square-mile site conserved as open space, Newhall Ranch will take shape as a self-contained community in a natural, open setting. Those who live in one of its five villages will enjoy full recreational amenities, both environmental and man-made, as well as nearby shopping, entertainment and workplaces – all right on the Ranch. Eventually 70,000 people will call this place home, yet it will feel as friendly as a small town.





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The experiences and traditions established in the development of Valencia will be carried forward by the Newhall Ranch Company in the creation of this new community. This experience in modern building methods and proven technologies will be used to enhance the environment as well as to improve people's lifestyles. As a result, Newhall Ranch will stand as a model community for others to emulate.

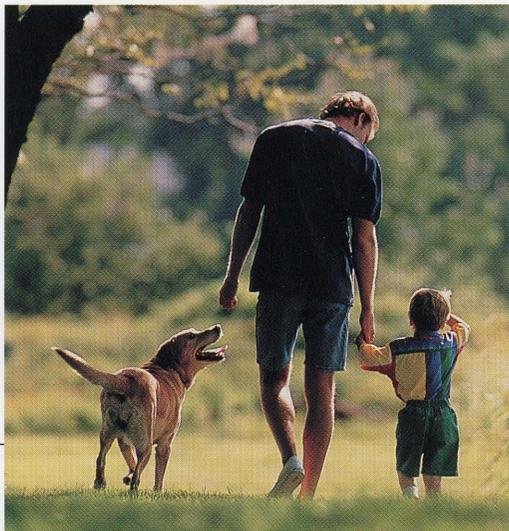




# THE PLAN CAME NATURALLY

At Newhall Ranch, nature has been given primary consideration, and a plan conceived around it. Nearly half the community – nine square miles – will exist as open space.

One of the more special parcels of land in the Newhall Ranch community is the High Country, a six-square-mile wilderness reserve that is home to numerous species of



wildlife and plants, and some 13,000 native oak trees. This nature retreat stretches across rolling hillsides, rocky peaks, waterfalls and steep wooded canyons, and includes Salt Creek Canyon, a wildlife corridor linking the High Country to the Santa Clara River. With a carefully laid out series of nature trails, the High Country will provide a new and ecologically sensitive way for



northern part of Newhall Ranch, the Santa Clara River possesses beautiful stands of willows, cottonwoods and other native riparian vegetation, and is a regional wildlife corridor. More than 800 acres of land which encompasses the River will be carefully preserved, and an adjoining River Trail will provide controlled access for the public, yet allow for exploration and discovery of the plant and animal life that inhabits its banks.

Residents will not have to head for the hills to breathe the aroma of wild grass and dusty earth. The villages of Newhall Ranch will be nestled among such topographical landmarks as Ayers Rock, Sawtooth Ridge, and the numerous oak-filled canyons that characterize the setting. Spreading throughout the community, natural open space will weave its way into nearly every neighborhood, literally bringing nature to people's backyards.

A conservation organization will be established to preserve the beauty and the environmental quality of the High Country, Santa Clara River and other open areas. Docents will work with schoolchildren and adults so all community residents can be part of conservation activities.



residents to get out into unspoiled nature that has been inaccessible for over a century. The High Country adjoins the Santa Clarita Woodlands Park and other open areas, creating an undisturbed expanse of natural mountain landscape from the Golden State Freeway to the Ventura County border — a distance of nearly ten miles.

Winding its way through the





# THE WAY LIFE IS MEANT TO

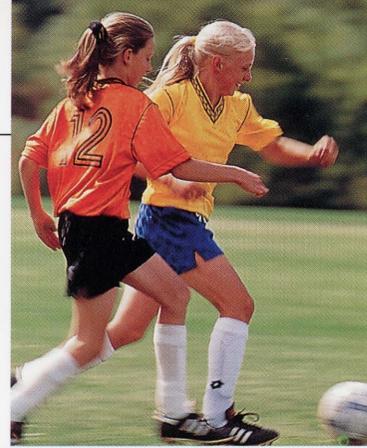


At Newhall Ranch, residents will find an amazing variety of recreational opportunities, both natural and man-made.

Children, families, and individuals will enjoy 334 acres of neighborhood and community parks, just perfect for activities ranging from softball and soccer to a quiet picnic. A scenic, centrally located community lake will be created in Potrero Valley Village where residents can enjoy boating, fishing, and sunning

by the shore. And for golfers, Newhall Ranch will have its own 18-hole golf course and clubhouse.

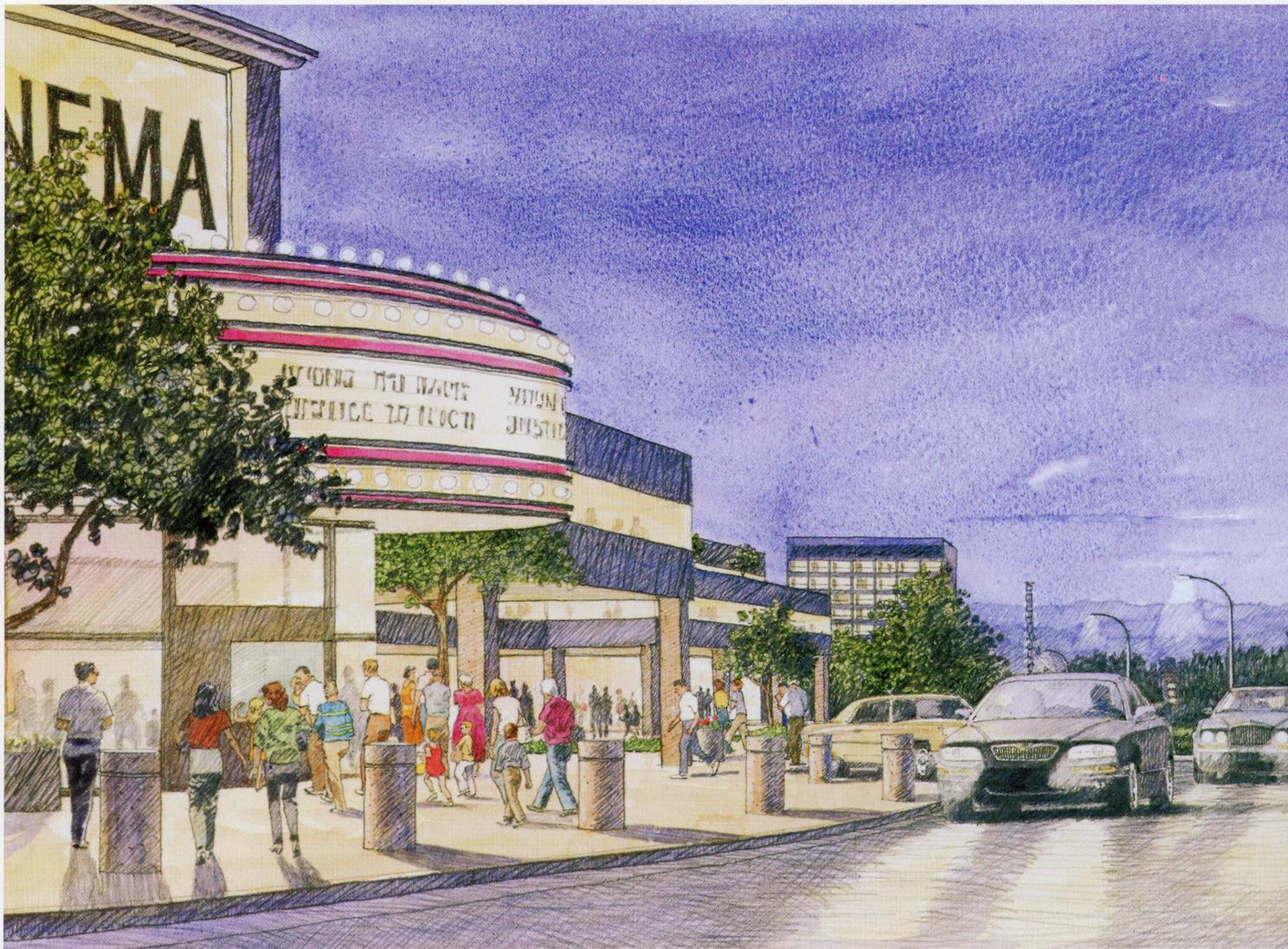
Throughout Newhall Ranch, residents will find a comprehensive 50-mile network of pedestrian and bicycle trails. Community trails will meander along arterial highways connecting village centers to one another and to a five-mile extension of the Santa Clarita Valley's regional River Trail. More informal local trails and pathways will extend



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through residential neighborhoods, and unadorned nature trails will encourage people to explore the High Country and beautiful canyons filled with oaks.





# VILLAGES LINKED BY NATURE

Newhall Ranch covers nearly 19 square miles and is large enough to provide all of the conveniences of modern-day life, yet residents will often feel it is no bigger than the quiet streets of their own neighborhood. That is because the community will be comprised of individual villages, each with its own personality, landmarks, and unique views.

The villages of Riverwood, Oak Valley, Potrero Valley, Long Canyon, and The Mesas will help create a small-town feeling and a sense of intimacy where children can grow up together and neighbors become friends. Each will have a nearby center with convenient amenities and places to meet and socialize such as shops, a movie theater, a school or a large, grassy park, so residents will not have to leave the comfort and convenience of their neighborhood to buy groceries, go to the bank, or visit the doctor. And

all these places can be reached by means of the extensive network of scenic pedestrian and bike trails which wander through neighborhoods, village centers, parks, and the community's ubiquitous natural spaces.

Families and individuals with widely varying needs and lifestyles, and at differing stages of life will be able to find a home in Newhall Ranch. Condominiums, townhomes, and rental apartments will be located near village centers, enabling residents to walk to shopping. Single-family homes of many kinds will be available in neighborhoods offering amenities like views or golf. And, Newhall Ranch will offer large executive homes and estate lots.

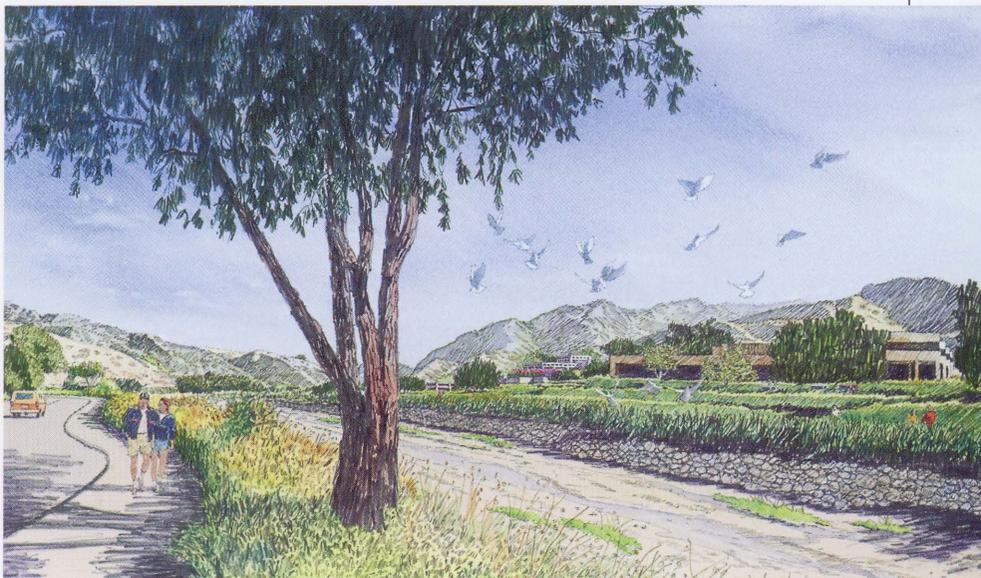
Residents will also find that critical public services have been carefully master planned. Public schools, parks, fire stations, and a library will all be provided. A new water reclamation plant will produce high-quality reclaimed



## AND CONVENIENCE

water for irrigation of community landscaping, reducing potable water needs. There is a right-of-way and a station site reserved to encourage future use of MetroLink between Newhall Ranch, Ventura, and Santa Clarita.

Newhall Ranch is ideal for those who want to work close to home. More than 19,000 jobs will be available in the community's two business parks, and in mixed-use and commercial village centers. And, Newhall Ranch is next door to the premiere employment and regional shopping centers in Valencia.





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# A PLACE TO CALL HOME

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When creating a new community, it is vital to have a complete understanding of what people really want. The Newhall Ranch Company has listened attentively to the needs, wishes, and dreams of those looking for a new place to call home – and it shows in the plan for Newhall Ranch.

In today's fast-paced world, people long for natural open space. They wish for a place to escape without having to drive long distances to find it. They want a chance to leave the car in

the garage, kick off their shoes, and feel the earth beneath their feet. They want to connect with what is important in life, and what is simple.

Perhaps even more important, today's Southern Californians want to feel a sense of belonging. They yearn for the familiarity of small neighborhoods where they can get to know the people next door or across the street. And, they place great value on the concept of putting down roots in a community they will never outgrow.

Newhall Ranch is the culmination of years of planning to meet the physical and emotional needs of those who will live here. And finally, the plan feels right. It is time to introduce a new kind of community – one that promises a fulfilling lifestyle for today's generation, and for generations to come.



# NEWHALL RANCH FACTS

68,524 Estimated Population (25,218 homes)

19 Square Miles Total Area (11,963 acres)

9 Square Miles Open Space (5,852 acres)

49% Percent Open Space

19,323+ Permanent Employment

#### Public Services:

5 Elementary Schools

1 Junior High School

1 High School

3 Fire Stations

1 Public Library

7.7 mgd Water Reclamation Plant (provides one-third of the water supply)

30 Miles of New Roadways Constructed

Right-of-Way and Station Site Reserved for MetroLink

#### Recreation:

12 Local Parks (60 acres)

3 Community Parks (274 acres)

50 Miles of Trails (including 5 miles of the Santa Clara River Trail)

18 Hole Golf Course

15 Acre Community Lake

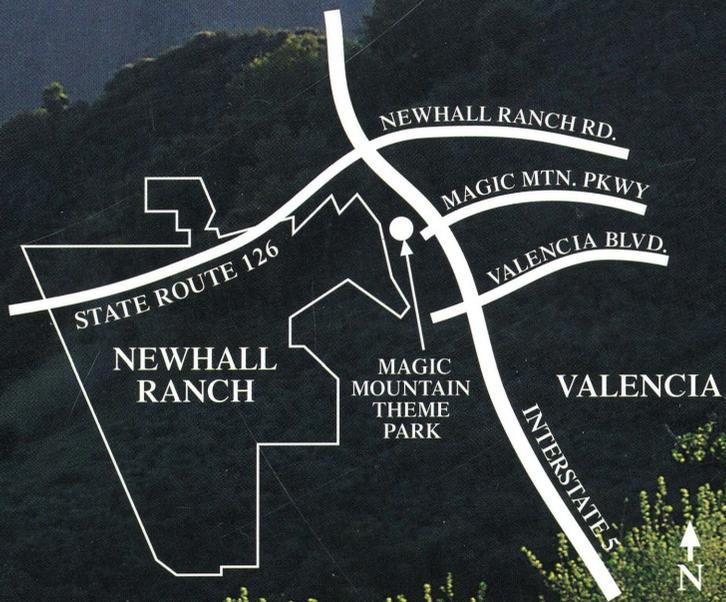
#### Surplus Tax Revenues:

Los Angeles County: \$301 million over development period; \$20 million annually thereafter.

City of Santa Clarita: \$27.9 million over development period; \$1.8 million annually thereafter.

Plans for long-term management of open space, natural resources and the historical Asistencia site are provided.

All plans and information in this brochure are preliminary and conceptual. The Specific Plan has not received governmental approval at the time of printing, and all plans, illustrations, and information are subject to refinement or change at the discretion of the developer and/or as a result of future governmental approvals, regulations, permits, policies or actions.



# NEWHALL RANCH COMPANY™

A DIVISION OF THE NEWHALL LAND AND FARMING COMPANY

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